



Town Of Amenia

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PLANNING BOARD SPECIAL MEETING THURSDAY, APRIL 29, 2010

PRESENT: Chairman William Flood
Peter Clair
Nina Peek
George Fenn
Norm Fontaine
Tony Robustelli
Michael Hayes, Attorney

ABSENT: James Walsh

Chairman Flood opened the meeting at 7:03 P.M.

TURKEY HOLLOW FORESTRY Route 44 Site Plan

A full EAF was completed – an independent forester was hired. The forester's report stated the project is consistent with the Forest Management Plan that is on file with the DEC and is consistent with good forestry management practices. The report also stated it would not have any significant adverse affects on the environment.

MOTION TO ADOPT A NEGATIVE DECLARATION WITH RESPECT TO THE ENVIRONMENTAL ASSESSMENT FORM was made by George Fenn, seconded by Norm Fontaine

VOTE TAKEN – ALL IN FAVOR

MOTION TO APPROVE THE SITE PLAN was made by Norm Fontaine, seconded by Peter Clair

VOTE TAKEN – ALL IN FAVOR

MID HUDSON FORESTRY Perry Corners Road Site Plan

Chairman Flood gave an overview of the project that was started in the town of Northeast on Perry Corners Road. Several complaints were filed when they began logging in the town of Amenia without a permit. Doug Ramey did site visits. An emergency meeting was called with

Supervisor Euvard and he authorized the payment for Mr. Ramey's services. Mid Hudson Forestry has filed the proper paperwork for the permit and an escrow account was set up. Mr. Ramey noted some issues that need to be cleaned up after the logging operation is finished. Dave Reagon spoke with Mid Hudson and they were unaware of Amenia rules for forestry. Wayne Euvard spoke with the headmaster of Kildonan, owner of the property, that there was run off down Cascade Road, and there could be some damages. Michael Hayes stated the property owner was responsible for any damages. Ms. Brusie issued a stop work order. Mr. Hayes stated that Mid Hudson Forestry needs to present the site plan and go through the process. Mark Doyle felt they should be held liable to fix any damages. Chairman Flood stated the logger has agreed to fix any thing that needs to be fixed regarding damages from the logging operation.

CLAIRE HOULIHAN

Route 343

Parking Discussion

Claire Houlihan, Peggy Mc Enroe and Michelle Habb were present. A new business "Back In The Kitchen" is proposed in the former Amenia Day Care Center building. This project does not require a site plan. Ms. Habb gave a brief overview of the project giving the Board pictures of the sign proposed for the business and going over the landscape plan. They propose a 12 seat restaurant on the first floor, a retail space of 560' on the second floor and the third floor will be storage. The applicant has gained permission from neighbors within 400' for 6 additional parking spaces, Ann Linden - 2 spaces and Mike Delango - 4 spaces, as well as on street parking and the municipal lot across the street. Michael Hayes stated in looking at the old code and new code for parking requirements as long as there is no increase, you could safely say there is no requirement they provide for additional parking. The Board agreed. Arlene Iuliano suggested they use the old tennis courts to expand parking for the Town. Supervisor Euvard stated the tennis courts are well used, however we need to be pro-business. Ms. Brusie has seen the proposed plan and there were no problems. The applicant was given the short EAF form to fill out and return to Ms. Brusie. Since no Public Hearing is required they will return next meeting.

HUDSON RIVER HEALTH CARE

Route 343

Site Plan

Rich Lanzarone, Morgan Construction, represented the applicant and addressed the Board. The plan that the Board reviewed before was too costly therefore the project has been cut; the footprint being cut from 3900 square feet to 3100 square feet. In going over Dr. Klemens report they included two retention ponds and removing some of the parking that encroaches on the wetlands. They are looking for site plan approval. The septic was pre-approved by DCBOH and was completed in 2007. Supervisor Euvard asked if the parking was still going to be in front of the building as Dutchess County Planning recommends Greenway Guidelines putting parking in the rear. Mr. Lanzarone answered they had looked at parking in the rear; however constraints make parking in the rear not feasible. The escrow account is up to date. Chairman Flood stated the consultants would need to look this over and it will be sent to Dr. Klemens, Dutchess County Planning, Mike Soyka and Nancy Brusie. Norm Fontaine questioned the parking stating the lot is full now and adding space and reducing parking will there be enough room? Mr. Wheeler asked that the Board not reduce parking. Michael Hayes felt this needed to be looked over to see that all the concerns of Dr. Klemens have been met.

GEORGE PETRIDES

Separate Road

2 Lot Subdivision

Joseph Berger, Berger Engineering, represented the applicant. Mr. Berger stated that in the old plan the house and septic were located where there was an identified wetland buffer. The plan now is to move the house to the top, under the 25% slope. They propose to use the existing

septic for the new house and build a new septic for the existing house. The wetland was one of the consultants concerns. The existing driveway will need to be utilized as a common driveway, and build a new driveway off it, thus providing a maintenance agreement and easement across the existing driveway, which is approximately 1560 feet. This could be moved to accommodate the 1500 foot limit. Mike Segleken reminded the Board, the Fire Department did not want 15% grade due to fire equipment access. Mr. Berger continued stating they felt they could do more grading to keep it at a 10-12% grade. Chairman Flood stated all the consultants would need to go over this plan as well as the Fire Department. Since the land is in the Ridgeline Visual Protection Zone and can be seen from 4 sites, screening will need to be done. The existing house is about 880'-910' and the proposed house is about 920'-940' making it 50-60' higher. Chairman Flood asked that Mr. Petrides send in a check for escrow.

MOTION TO SET ESCROW AT \$5,000.00 was made by Norm Fontaine, seconded by George Fenn

VOTE TAKEN – MOTION CARRIED

WORK FORCE HOUSING	County Route 81	Discussion
D.F.Wheeler		

Chairman Flood stated this building is located on old Route 22. This building was before the Board a few months ago, however, there were no approvals. Chairman Flood approached Mr. Wheeler to see if the applicant would be interested in affordable housing. The applicant is willing to move forward with affordable housing. Chairman Flood had a meeting with Michael Hayes, Hudson River Housing, Wayne Euvard, the applicant, Dan Wheeler, the Building Department, Nancy Brusie, Zoning and Mary Ann Johnson, Greenplan and it was agreed to move this project forward. Hudson River Housing will oversee the project and handle the rental units. The approvals will run with the building. Mr. Dan Wheeler spoke to the Board stating the building used to be a 9 unit apartment, three floors with wooden construction back in 1972. This building has not been occupied for about 10 years. The applicant would like 9 units; however with zoning this cannot be accomplished. Mary Ling, Workforce Housing has been consulted. The applicant is looking for 3 units on the 3rd floor, 3 units on the 2nd floor and commercial space on the main floor. The total acreage is .45 and the footprint of 1700' square feet per floor with 1360' being habitable space. The square foot requirement is 500' for 1 bedroom unit; 700' for 2 bedroom unit, therefore, a 2 bedroom and a 1 bedroom unit is what can be accommodated per floor for a total of 6 units with 14 spaces for parking. Michael Hayes felt there is a conflict in the zoning and will look further into this matter.

DEPOT HILL FARM/KEANE STUD	Depot Hill Road	Discussion
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Michael Hayes has spoken with Mr. Stark and for now the project is on hold. When the project comes back, the Board will look it over to see that any outdated materials are given attention.

AMENIA HILLS/SYMS	Depot Hill Road	Discussion
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Michael Hayes: It has been 3 years since Mr. Syms has gotten preliminary approval and there is no automatic expiration, however it can be revoked by the Board. Information requested by Dr. Klemens has still not been delivered complete. The project went through the full SEQRA review; DEIS, FEIS, and Findings Statement, and the applicant wanted to join the water district.

It was recommended at that time he looks into a private water system in case the water district did not work out. The applicant did not want to do this. After, the DEC stated the water district could not be expanded without new wells and capacity. Now Mr. Syms wants to do a private water system so this will mean an SEIS (Supplemental DEIS). An SEIS is specific to new issues. Chairman Flood stated the Escrow will need to be addressed. The Fish and Wildlife has now gone from a 100' buffer to a 300' buffer for Box Turtles, which will have an impact on this project as well.

Meeting adjourned.

Respectfully submitted,

Susan M. Metcalfe
Planning Board Secretary

The foregoing represents unapproved minutes of the Town of Amenia Planning Board from a meeting held on April 29, 2010 and are to be construed as the final official minutes until so approved.

_____X___Approved as read 5/27/10

_____Approved with: deletions, corrections, and additions